All Agency Project Request

2013 - 2015 Biennium

Agency	Institution	Building No.	Building Name
University of Wisconsin	Stevens Point	285-0K-9913	Utility - Campus Sidewalks & Trails

Project No. 15A1J **Project Title** Specht Forum Reconst/Impr

Project Intent

This project provides investigation and research, pre-design, and design services to reconstructs and reconfigure the Specht Forum and adjacent Learning Resources Center western plinth and entryways to improve the safety, accessibility, aesthetics, and utility. The project will follow a plan created in 2012 by a landscape architecture firm with extensive campus input. The project areas will be evaluated to identify deficiencies, develop design solution alternatives, and recommend appropriate corrective measures.

Project Description

Project work includes creating a new central plaza, performance and art display platforms, pedestrian walkway network and circulation paths, lawn, sculpture, and seating areas. New trees and landscape plantings will be installed for shade and educational purposes. New sculpture areas, water features, and a timepiece will also be installed. A new storm water service will be installed and storm water management features established as necessary to facilitate the new plaza configuration. A new acoustic performance shell will be provided and site amenities (seating, information kiosks, signage, bike parking, and art) will be improved. Shade and weather protection will be added in strategic locations. Efficient exterior LED lighting and electrical service for performance and event gatherings will be installed. These elements will be added in a contemporary urban campus landscape design and constructed so as to protect views of the iconic four-story tall by 150-feet long, ceramic tile mural on the south side of the Trainer Natural Resources Building.

The western plinth of the adjacent Learning Resources Center (LRC) will be reconfigured to improve accessibility through construction of a new and separate at-grade entrance to the lower level, a new ramp to the main level, and replacement of the exterior stairway to reduce the number of steps and overall tread width. The replacement stairs will be set in locations more responsive to actual pedestrian circulation routes. The plinth modifications will require relocating the air intakes on the LRC west facade and a Cor-Ten steel sculpture. A new interior 2-stop elevator to serve the lower and main levels will be installed. Some relocation of interior spaces on the lower level will be required to facilitate the new elevator location and the at-grade lower level entrance. The 400 ASF vending area will be relocated to the western edge to provide direct exterior access to the reconstructed plaza. Space for a 91 SF walk-in cooler will be installed for grab and go drinks and short term supply storage. A three-basin sink will be relocated. Outlets for coffee makers, hot plates, microwave and other equipment will be installed. The entire vending area will be enclosed with a lockable screen. An emergency generator and two condensing units serving the data center will be relocated just east of their current locations. All interior renovations and relocations of space will maintain library security zones.

Project Justification

Because of its high visibility and central campus location, the 2007 Campus Master Plan identified the rebuilding of the Specht Forum as a high campus priority to accomplish. The ~ 63,300 SF concrete sunburst array in the Specht Forum has numerous cracks, spalls, and trip hazards that require the entire plaza and walkway approaches to be replaced for safety reasons. The current design is considered uninviting, not designed to a human scale, and lacking quality. The 2005 Noel Fine Arts Center addition encroached into the previous sunburst design and altered pedestrian routes without a responsive change to these new patterns. The current configuration is not well suited to host large exterior performances and events due to the lack of an acoustic shell, raised platforms and electrical power for equipment, sound enhancement, and lighting. The current plaza lacks shade and amenities that encourage students and visitors to use the space for study or relaxation and does not include plants or rock specimens that provide education opportunities. The hard surfaced plaza does not divert stormwater or demonstrate stormwater conservation by means of bio-filtration or groundwater recharge.

Entering the Learning Resources Center is a significant accessibility challenge. Exterior monumental stairs and ramps are imposing barriers for those with disabilities. Although the building is technically accessible, there is no at-grade entrance and mobility limited persons must use a ~ 100 LF ramp. Various attempts to provide ramped access have

produced limited success on both the east and west sides of the LRC. The 1:12 ramps pose an obstacle to many due to the overall length needed to achieve the eight foot change in elevation. Reconstructing the western plinth with an at-grade entrance near the existing main elevators is considered the best solution. All four exterior stairways leading to the LRC main floor are deteriorated and require replacement. The air intakes for the lower level and main air handling units are at ground level, making them vulnerable to vehicle exhaust intake and possible mischief. Relocating the existing Food for Thought vending area of the LRC to the west side of the first floor will allow patrons direct access to the exterior. This access will service outdoor eating on the upper plaza with views of the reconstructed Forum area. A lockable screen will eliminate the present need to take down all loose items daily and either return back to the University Center across street or lock up within the limited cabinet space. The exchange of an existing computer lab with the study area Food for Thought is located will be paid for with PR/gift funding.

A/E Consultant Requirements

☑ A/E Selection Required?

Consultants should have specific expertise and experience in the design and coordination of outdoor social gathering spaces within a campus community as part of a design team. Sub-consultants or partners with architectural, electrical, and mechanical experience will be needed for the at-grade entrance and interior modifications at the LRC plus site electrical and stormwater handling. Work shall include site surveys, acquiring field data, and verifying as-built conditions to assure accurate development and production of necessary design and bidding documents. A historical consultant will be needed to respond to listing of the LRC by the Wisconsin Historical Society for preservation. Consultants should indicate specific projects from past experience (including size, cost, and completion date) in their letter of interest and when known, include proposed consulting partners and specialty consultants.

The consultant will verify project scope, schedule, and budget estimates, and recommend modifications as required to complete the specified project intent. The consultant will prepare a pre-design document to establish an appropriate project scope, budget, and schedule prior to the university seeking authority to construct from the Board of Regents and State Building Commission.

Commissioning

- ☑ Level 1
- ☐ Level 2

Project Budget

Construction Cost:		$
Haz Mats:		$
Construction Total:		$
Contingency:	15%	$
A/E Design Fees:	8%	$
DFD Mgmt Fees:	4%	$
Other:		$
		$4,800,000

Funding Source(s)

	Total
GFSB - Utilities Repair & Renovation [Z080]	$0
PRSB - []	$0
Agency/Institution Cash [AGF0]	$287,500
Gifts	$0
Grants	$0
Building Trust Funds [BTF]	$0
Other Funding Source	$0
	$287,500

Project Schedule

SBC Approval:	08/2015
A/E Selection:	02/2015
Bid Opening:	01/2016
Construction Start:	05/2016
Substantial Completion:	11/2016
Project Close Out:	06/2017

Project Contact

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Project Scope Consideration Checklist

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1. Will the building or area impacted by the project be occupied during construction? If yes, explain how the occupants will be accommodated during construction. ☑ ☐

   All project work will be coordinated through campus Facility Services staff to minimize disruptions to daily operations and activities. Summer would be the most optimal time for construction to limit disruptions.

2. Is the project an extension of another authorized project? If so, provide the project #... ☐ ☑

3. Are hazardous materials involved? If yes, what materials are involved and how will they be handled? ☐ ☑

   Required hazardous materials abatement has been included in the estimated project schedule and project budget. Comprehensive environmental survey inventory data is available on Wisconsin's Asbestos & Lead Management System (WALMS) <http://walms.doa.state.wi.us/>.

4. Will the project impact the utility systems in the building and cause disruptions? If yes, to what extent? ☑ ☐

   Some short term shut down of the AHU 5,7 and 8 which only serve the basement area may be needed when as change to the air supply route is made. Good design and schedule will keep the cut-over time to a minium.

5. Will the project impact the heating plant, primary electrical system, or utility capacities supplying the building? If yes, to what extent? ☐ ☑

6. Are other projects or work occurring within this project's work area? If yes, provide the project # and/or description of the other work in the project scope. ☐ ☑

7. Have you identified the WEPA designation of the project...Type I, Type II, or Type III? ☑ ☐

   Type II. An environmental consultant independent of the design team will be needed to complete this work.

8. Is the facility listed on a historic register (federal or state), or is the facility listed by the Wisconsin Historical Society as a building of potential historic significance? If yes, describe here. ☑ ☐

   There is no listing or designation for historic preservation concerning the primary focus of this project, the Specht Forum "Sundial" plaza. A small portion of the project does affect access to the Learning Resources Center (LRC). In the last ten years the LRC was recommended to the Wisconsin Historical Society (WHS) to list it as a building of potential historic significance "representative of 1960's post-industrial architecture worthy of preservation". The campus believes that while preservation of representative post-industrial architecture remains a worthy goal, the LRC is not a pristine post-industrial structure. The LRC was constructed in two phases fifteen years apart. In 1985, the original 1970 building was expanded by an addition that increased the size almost 60%. A small historic study documenting the changes would gain agreement with the Historical Society that the 1985 major addition changed the basis for the nomination. The proposed alterations from this project that affect the LRC are minor and are being done primarily to provide access to persons with disabilities.

9. Are there any other issues affecting the cost or status of this project? ☐ ☑

10. Will the construction work be limited to a particular season or window of opportunity? If yes, explain the limitations and provide proposed solution. ☑ ☐

    Project work is seasonal. Preferred project work schedule should be limited to late spring, summer, and/or early fall months if possible.

11. Will the project improve, decrease, or increase the function and costs of facilities operational and maintenance budget and the work load? If yes, to what extent? ☑ ☐

Completion of this project will decrease operational maintenance costs (crack filling and concrete replacement), estimated between $2,000 - 5,000 annually. These costs do not reflect that the entire area has reached its "end of life" replacement time. Continued patches and repairs are not a long term option.

12. Are there known code or health and safety concerns? If yes, identify and indicate if the correction or compliance measure was included in the budget estimate, or indicate plans for correcting the issue(s). ☑ ☐

Safety concerns for trips and falls related to cracked and spalled concrete will be removed as part of the concrete walkway replacment.

13. Are there potential energy or water usages reduction grants, rebates, or incentives for which the project may qualify (i.e. Focus on Energy <http://www.focusonenergy.com> or the local utility provider)? If yes, describe here. ☐ ☑

14. If this is an energy project, indicate and describe the simple payback on state funding sources in years and the expected energy reduction here. ☐ ☑